

October 28, 2008

Chairman Blake called the meeting of the Tipp City Restoration and Architectural Board of Review to order on Tuesday, October 28th, 2008 at 7:31 p.m. Other Board members in attendance included: David Watkins, Robert Himes, Joe Bagi, and Mark Mabelitini. Also in attendance were City Planner/Zoning Administrator Matthew Spring and Board Secretary Kimberly Patterson.

Citizens signing the register: Darrell Sexton, John Kessler, Rick Brownlee, and Sandra Spangler.

Absences

Mr. Mabelitini **moved to excuse Mr. Kidwell from the meeting**, seconded by Mr. Watkins. **Motion carried.** Ayes: Mabelitini, Watkins, Blake, Bagi, and Himes. Nays: None.

Minutes

Chairman Blake asked for discussion. There being none, Mr. Bagi **moved to approve the September 23, 2008, meeting minutes as written**, seconded by Mr. Himes. **Motion carried.** Ayes: Bagi, Himes, Mabelitini, Blake, and Watkins. Nays: None.

Chairman Blake explained the guidelines and procedures for the meeting. He noted that once the Board made a decision the applicant/interested party had ten days to file an appeal to the Board of Zoning Appeals. After the 10-day waiting period had expired, the applicant may file for the appropriate permits.

Citizens Comments Not on the Agenda

There were none.

New Business

Darrell and Margaret Sexton – 320 W. Main Street – Lt. Inlot 362 – The applicant requested an approved Certificate of Appropriateness for the following items:

1. Remove existing roofing, repair any damaged wood and replace with 30 year black 3-tab asphalt shingle
2. Remove three (3) existing exterior windows
3. Replacement of all remaining windows with Pella windows
4. Remove existing asbestos siding and replace with James Hardie lap siding
5. Paint the new James Hardie lap siding and exterior

Present zoning district: R-2/RA- Urban Residential/Old Tippecanoe City Restoration and Historic District

Section(s): §154.052

Mr. Spring noted the following regarding each request:

- Roofing

The applicant requested a Certificate of Appropriateness to remove existing shingle roofing, repair any damaged underlayment wood and replace roofing material with 30 year black 3-tab asphalt shingles.

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Code § 154.052(I)(3) states:

Appropriate architectural and design controls. The architectural style, applicable generally to the principal and accessory building or structure, or buildings and structures, should adhere as closely as possible to the original architectural styles represented in the district; including, but not necessarily limited to, such characteristics as:

3. Roof type.
 - Removal of Exterior Windows

The applicant requested a Certificate of Appropriateness to remove three (3) existing exterior windows.

Code § 154.052(I)(4) states:

Appropriate architectural and design controls. The architectural style, applicable generally to the principal and accessory building or structure, or buildings and structures, should adhere as closely as possible to the original architectural styles represented in the district; including, but not necessarily limited to, such characteristics as:

4. Building materials consisting of the type characteristic of the period.

Staff noted that it had not been determined if the windows proposed for elimination were "original windows."

- Window Replacement

The applicant requested a Certificate of Appropriateness to replace all remaining exterior windows with Pella® windows.

Code § 154.052(I)(4) states:

Appropriate architectural and design controls. The architectural style, applicable generally to the principal and accessory building or structure, or buildings and structures, should adhere as closely as possible to the original architectural styles represented in the district; including, but not necessarily limited to, such characteristics as:

4. Building materials consisting of the type characteristic of the period.

Mr. Spring noted that the applicant had indicated that the proposed windows would be double-hung *Architect Series*®, wood construction.

- Siding Replacement

The applicant requested a Certificate of Appropriateness to replace all the existing asbestos siding with James Hardie® lap siding. The siding would be placed on the home and detached garage.

Code § 154.052(I)(4) states:

Appropriate architectural and design controls. The architectural style, applicable generally to the principal and accessory building or structure, or buildings and

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structures, should adhere as closely as possible to the original architectural styles represented in the district; including, but not necessarily limited to, such characteristics as:

4. Building materials consisting of the type characteristic of the period.

Mr. Spring stated that the applicant had stated that the existing asbestos siding covers the original wood lap siding. Therefore, the proposed siding replacement was considered "oversiding" in the Guidelines Booklet.

The Secretary of the Interior's Standards for Rehabilitation states:

Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event that replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual properties." Substitute materials should be used only on a limited basis and only when they will match the appearance and general properties of the historic material and will not damage the historic resource.

Mr. Spring noted that the applicant had indicated that the proposed James Hardie® lap siding would match the existing underlying wood siding.

- Painting

The applicant requested a Certificate of Appropriateness to repaint the exterior siding the following colors:

Main Building – Steel Blue/Gray
Trim – White
Shutters – Black

Mr. Spring provided an excerpt from the Guidelines Booklet for shingles, windows, siding, and paint colors for the Board Members in their staff reports for their review.

Darrell Sexton, 756 Rosedale Drive, Tipp City, approached the dais. Mr. Sexton stated that he was present to acquire the Board's input on his project.

Board Members found the following: Hardie siding was a fiber reinforced cementitious siding; existing wood lap siding 4 5/8", attempt to make Hardie siding look the same as existing; existing wood siding pretty damaged; osb over top lap siding then the Hardie siding; windows to be Pella windows Architectural series; special order of 7' tall, would be custom made; muntins (squares on glass) on the windows was left up to the applicant's discretion; asbestos siding to be removed by hired company from Piqua that would be a controlled removal process; Board requested actual paint samples to be presented when the applicant confirmed colors desired; shutters should be wood and appropriately sized and should be put on the house.

Board Members agreed to approve each certificate separately.

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Chairman Blake asked for further discussion. There being none, Mr. Himes **moved to approve the Certificate of Appropriateness to replace the current windows with Pella windows**, seconded by Mr. Watkins. **Motion carried.** Ayes: Himes, Watkins, Blake, Mabelitini, and Bagi. Nays: None.

Chairman Blake asked for further discussion. There being none, Chairman Blake **moved to approve the Certificate of Appropriateness to remove three existing exterior windows two from the east side, back, lower level and one on the east side upper level**, seconded by Mr. Mabelitini. **Motion carried.** Ayes: Blake, Mabelitini, Himes, Watkins, and Bagi. Nays: None.

Chairman Blake asked for further discussion. There being none, Mr. Himes **moved to approve the Certificate of Appropriateness to replace the existing siding with James Hardie lap siding and repair the roof with black three tab asphalt 30-year shingles**, seconded by Mr. Mabelitini. **Motion carried.** Ayes: Himes, Mabelitini, Watkins, Blake, and Bagi. Nays: None.

Case summary:

The general consensus was to eliminate the request for paint color until a definite color of choice was chosen and to eliminate the shutters until final design was determined. Applicant to return to Board after selections for the above mentioned were made.

Summary of approvals:

- 1) Remove existing roofing, repair any damaged wood and replace with 30 year black 3-tab asphalt shingle - approved
- 2) Remove three (3) existing exterior windows - approved
- 3) Replacement of all remaining windows with Pella windows – approved (placement of muntins on window left up to the discretion of the applicant)
- 4) Remove existing asbestos siding and replace with James Hardie lap siding - approved
- 5) Paint the new James Hardie lap siding and exterior – revoked request at this time.

Derrick Brownlee Sr. - 127 E. Main Street - Lot: Pt. IL 16 - The applicant requested an approved Certificate of Appropriateness for the following items:

1. Placement of a new projecting sign
2. Addition of shutters on all on the windows on the southern façade
3. Addition of a new awning over the front entrance door
4. Replacement of all windows
5. Repainting of the structure
6. Addition of two exterior lighting sconces

Present zoning district: CC/RA- Urban Community Center/Old Tippecanoe City Restoration and Historic District

Section(s): §154.052

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Mr. Spring noted the following regarding each request:

- Sign

The applicant requested a Certificate of Appropriateness for the placement of a 38" x 38" projecting sign on the southern façade of the structure. The sign would be ± 10.03 square feet in area and attached to the façade using the existing bracket. The applicant had indicated that the position of the bracket would be raised ± 2' , thus the bottom of the sign would be a minimum of 8.5' above grade in accordance with the Guidelines Booklet.

Code §154.052(I)(9) states:

Appropriate architectural and design controls. The architectural style, applicable generally to the principal and accessory building or structure, or buildings and structures, should adhere as closely as possible to the original architectural styles represented in the district; including, but not necessarily limited to, such characteristics as:

9. Signage.
- Shutters

The applicant requested a Certificate of Appropriateness to add shutters to all seven (7) windows on the southern façade.

Code §154.052(I)(5) states:

Appropriate architectural and design controls. The architectural style, applicable generally to the principal and accessory building or structure, or buildings and structures, should adhere as closely as possible to the original architectural styles represented in the district; including, but not necessarily limited to, such characteristics as:

5. Ornamentation of features such as windows and door lintels, quoin, soffits, cornices, fences, railing, and the like.

Mr. Spring stated that the proposed shutters were made of vinyl and were non-functioning. The shutters would be 17¾" wide and run the height of the window. A sample of the shutter material would be provided to the Board members at the meeting.

- Awning

The applicant requested a Certificate of Appropriateness to an awning over the primary southern entrance to the building. The proposed awning would be constructed of black polyester and centered directly over the entrance door. The awning would be 61" wide, 48" deep, and 36" tall. The awning would project out to cover the existing exterior stairs, but not project further over the sidewalk.

Code §154.052(I)(5) states:

Appropriate architectural and design controls. The architectural style, applicable generally to the principal and accessory building or structure, or buildings and structures, should adhere as closely as possible to the original architectural styles

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represented in the district; including, but not necessarily limited to, such characteristics as:

5. Ornamentation of features such as windows and door lintels, quoin, soffits, cornices, fences, railing, and the like.
 - Window Replacement

The applicant requested a Certificate of Appropriateness to replace all exterior windows with new *Excalibur* vinyl clad double-hung windows manufactured by Alside.

Code §154.052(l)(4) states:

Appropriate architectural and design controls. The architectural style, applicable generally to the principal and accessory building or structure, or buildings and structures, should adhere as closely as possible to the original architectural styles represented in the district; including, but not necessarily limited to, such characteristics as:

4. Building materials consisting of the type characteristic of the period.

Mr. Spring noted that the applicant had a brochure that would present additional information on the proposed replacement windows.

- Painting

The applicant requested a Certificate of Appropriateness to repaint the exterior structure the following colors:

Main Building – Sherwin-Williams 6108 - Latte
 Door – Sherwin-Williams 7062 – Rock Bottom
 Trim – Sherwin-Williams 7062 – Rock Bottom
 Sash - White
 Base along Sidewalk – Sherwin-Williams 7062 – Rock Bottom

Mr. Spring stated that the applicant had provided a sample of the proposed paint colors.

- Lighting

The applicant requested a Certificate of Appropriateness for the addition of two (2) exterior lighting sconces adjacent to the front entrance door. The proposed sconces would be Knightsbridge, Antique bronze with water glass design

Mr. Spring provided an excerpt from the Guidelines Booklet for sign, shutters, awnings, windows, lighting and paint for the Board Members in their staff reports for their review.

Derrick Brownlee, 9 E. Walnut, Tipp City approached the dais.

Board Members found the following: Mr. Brownlee owns a staffing company and would like to relocate in Tipp City; painting would not be completed by the end of the year; windows to be vinyl clad as per guidelines; awning was cylinder shape just to cover the door; "Timberlane" a company specializing making shutters and could use actual shutter hardware; applicant to contact Historical Society to find original photos to show

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placement and design of original shutters that may have been on the building; Library also may have photos of this particular building for restoration; new tenant would not have to come before the Board for the sign as long as they used the same colors and fonts as the existing law firm sign.

Chairman Blake asked for further discussion. There being none, Mr. Mabelitini moved **to approve the Certificate of Appropriateness as amended to include the elimination of the shutter request, include the light fixture, and windows were to be vinyl clad as per the Guidelines**, seconded by Mr. Himes. **Motion carried.** Ayes: Mabelitini, Himes, Bagi, Blake, and Watkins. Nays: None.

Case summary:

The general consensus was to eliminate the request for shutters until final design was determined and windows were to be vinyl clad as per the Guidelines. Applicant to return to Board after selections for the above mentioned were made.

Summary of approvals:

- 1) Placement of a new projecting sign - approved
- 2) Addition of shutters on all on the windows on the southern façade – revoked at this time
- 3) Addition of a new awning over the front entrance door - approved
- 4) Replacement of all windows – approved to be vinyl clad as per Guidelines
- 5) Repainting of the structure – approved (main building-Latte, doors-Rock Bottom, trim-Rock Bottom)
- 6) Addition of two exterior lighting sconces – approved (Knightsbridge – antique bronze)

Sandra Spangler – Tippecanoe Historical Society - 20 N. Third Street - Lot: Pt. IL 45 - The applicant requested an approved Certificate of Appropriateness for the replacement of the existing concrete coping with metal coping.

Present zoning district: CC/RA- Community Center/Old Tippecanoe City Restoration and Historic District

Section(s): §154.052(L)

Mr. Spring stated that the applicant requested an approved Certificate of Appropriateness for the replacement of the existing concrete coping with metal coping.

History

On October 23, 2007 the restoration Board approved the removal of an existing chimney and the repair of the upper portion of the brick façade of the structure.

Request

Mr. Spring noted that during the renovation, the contractors discovered that a large portion of the existing concrete coping (protective cap, often of stone, terra cotta, or

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glazed tile, placed along the top of a masonry wall to protect it from water damage) was broken and in a damaged and weakened condition.

Mr. Spring also noted that the applicant was advised to investigate the possibility of using metal coping instead.

Mr. Spring provided an excerpt from the Guidelines Booklet for roofing for the Board Members in their staff reports for their review.

Mr. Spring noted the following regarding the request:

- If the Restoration Board approved the applicant's request, a Certificate of Appropriateness would be issued in accordance with code.

Sandra Spangler, 809 Hawthorne Drive, approached the dais. She stated that she was the President of the Tippecanoe Historical Society located at 20 N. Third Street.

Board Members found the following: concrete coping was removed from the north wall and the west wall; the south wall did not have bows in the structure, but the concrete was falling apart; metal coping would be placed on all three sides (north, west and south) the east side never had any cement caps; applicant did not have a firm color of choice picked due to the fact that the Historical Board did not have the opportunity to meet prior to the Restoration Board meeting; colors picked were: sand stone, slate gray, or cityscape (all light grays); aluminum coping with baked on color.

Chairman Blake asked for further discussion. There being none, Mr. Himes **moved to approve the amended Certificate of Appropriateness with the following conditions: approved for the replacement of the existing concrete coping with metal coping; color to be the discretion of the applicant to choose from one of the following: Sandstone, Stone White, Slate Gray, or Cityscape, which were all shades of gray**, seconded by Mr. Mabelitini. **Motion carried.** Ayes: Himes, Mabelitini, Watkins, Bagi, and Blake. Nays: None.

Board Members discussed the procedures for hearing a case in which the applicant was not present. Mr. Spring stated that per a quote from the Law Director for the City of Piqua/Tipp City BZA Member noted that she would be willing to hear a case and if it came to a point that a question arose that had to be answered by the applicant the Board could simply table the request at that time. If the Board could move through a case with no specific questions for the applicant she felt that it would be appropriate to approve the application without the applicant being there; at the Board of Zoning Appeals level.

Chairman Blake stated that due to a clerical error that a motion be made to hear the applications even though the applicants were not present. Board Members could then go through the applications and if they felt that there were questions that could not be

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answered, then they could be addressed at that time. In the interest of transparency and the willingness to work with the citizens, since administration made a mistake, he would entertain a motion to hear the applications even though the applicants were not present. Mr. Bagi **moved to hear the applications even though the applicants were not present**, seconded by Mr. Watkins. Ayes: Bagi, Watkins, Himes, Blake, and Mabelitini. Nays: None.

Lawrence Daly – The Ohio Driving Academy – 4 ½ E. Main Street – Lt. Inlot 37 – The applicant requested an approved Certificate of Appropriateness for the installation of signage for the new business (*The Ohio Driving Academy*), which would be located at 4 ½ E. Main Street.

Present zoning district: CC/RA- Community Center/Old Tippecanoe City Restoration and Historic District

Section(s): § 154.052(I)(9)

Mr. Spring stated that the applicant requested Restoration Board approval for the installation of a ± 3.13 sq. ft. projecting sign at the new business (*The Ohio Driving Academy*), located at 4 ½ E. Main Street as follows:

Section 154.052(I)(9) indicates that the Restoration & Architectural Board of Review shall review plans for signs. The Guidelines for the Old Tippecanoe City Restoration and Historic District booklet also states "A Certificate of Appropriateness is required before installation or replacement of any sign."

- Projecting Sign

Mr. Spring stated that the proposed round projecting sign was +/- 3.13 sq. ft. in total area, constructed of wood and was +/- 24" in diameter. The sign was a double-sided, non-illuminated construction, with *black* and *yellow* lettering, a *black* border, over a *white* background. The sign would also include a State of Ohio motif colored *blue*, and include a *red* sedan and a *black* and *white* police cruiser. The color of the *red* phone number was the same as the *red* sedan. The projecting sign would utilize the existing bracket on the western façade of the structure (Monroe Township Building). The bottom of the proposed sign would be a minimum of ± 8.5 feet from grade per the requirements of the Guidelines Booklet.

Mr. Spring also stated that per Section §154.100(B)(3) the proposed sign met the area/size requirements for projecting signage in this district. If the Restoration Board approves the applicant's request, a Certificate of Appropriateness would be issued in accordance with code. The applicant would then be required to obtain a sign permit and pay the corresponding sign permit fee.

Mr. Spring provided an excerpt from the Guidelines Booklet for signs for the Board Members in their staff reports for their review.

Mr. Spring noted the following regarding the request:

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- If the Restoration Board approved the applicant's request, a Certificate of Appropriateness would be issued in accordance with code.
- If the request was approved by the Restoration Board, the applicant would be required to apply for a Zoning Compliance Permit(s) prior to the placement of the signage.

Board Members found the following: applicant had filed his request two days late from last month's meeting; applicant already had a sign permit on file ready for approval; the business simply changed ownership; same phone number as the previous business.

Chairman Blake asked for further discussion. There being none, Mr. Bagi **moved to approve the Certificate of Appropriateness as submitted**, seconded by Mr. Blake. **Motion carried.** Ayes: Bagi, Blake, Himes, Watkins, and Mabelitini. Nays: None.

Rudy Clemmons for VFW Post 4615, owner - 125 E. Main Street M&J's Gift Boutique - Lot: Pt. IL 17 - The applicant requested an approved Certificate of Appropriateness for the repainting of the building located at 125 E. Main Street, which was the location of M & J's gift boutique.

Present zoning district: CC/RA- Community Center/Old Tippecanoe City Restoration and Historic District

Section(s): §154.052(D)

Mr. Spring stated that the applicant requested an approved Certificate of Appropriateness for the repainting of the building located at 125 E. Main Street, which was the location of M & J's gift boutique. The proposed colors would be:

Main Building – Oyster Bay

Trim – Brick Red

Scallops – Royal City

Mr. Spring noted that the repainting had already been completed. The applicant had indicated to staff (and reiterated on the application) that it was their intent to paint the building the same color, and that the existing result was "as close as they could get."

Mr. Spring provided an excerpt from the Guidelines Booklet for paint colors for the Board Members in their staff reports for their review.

Mr. Spring noted the following regarding the request:

- If the Restoration Board approved the applicant's request, a Certificate of Appropriateness would be issued in accordance with code.

Mr. Mabelitini had conversations with the tenants and they had stated that the color was as close as they could get to the original color and that the color that was on the building was faded.

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Mr. Spring stated that if there had been a Certificate of Appropriateness on file that depicted the exact colors that were on the building before it was repainted could have eliminated any confusion. If the application stated "fire engine red" Sherwin Williams and the paint chip was presented to staff that said "fire engine red" Sherwin Williams, there would have been no issue with the repainting without a Certificate. However, if a person matches a color to an existing paint on a building you match it to that color it is now, not to what it was before it faded. Board Members agreed that the color that was placed on the building was definitely a different color than was there previously.

Board Members found the following: There was not a Certificate of Appropriateness on file for this property; it was found that the building was painted approximately 12 years ago which would have been around 1996, Guidelines were already in place at that time and a Certificate should have been applied for in the past.

Chairman Blake asked for further discussion. There being none, Mr. Bagi **moved to approve the Certificate of Appropriateness for the repainting of the building located at 125 E. Main Street, which is the location of M & J's gift boutique; colors are Oyster Bay for the main building, brick red for the trim and royal city for the scallops**, seconded by Mr. Himes. **Motion carried.** Ayes: Bagi, Himes, Blake, Watkins, and Mabelitini. Nays: None.

Old Business

There was none.

Miscellaneous

Certificate of Appropriateness

Mr. Spring requested more input from the Board regarding the whole issue of retroactive Certificate of Appropriateness and any other issues regarding repairs or work that was being done in the restoration district which may or may not require a certificate only to be notified after the work was completed or already started.

Board Members discussed the subject briefly and agreed to hold a workshop prior to the next regularly scheduled board meeting.

It was suggested that the Restoration Board and the Downtown Tipp City Partnership should collaborate on various mutual goals and come together for a workshop to be held November 25, 2008 at 6:30 p.m. at the Tipp City Conference Room.

Adjournment

Chairman Blake asked for further discussion or comments. There being none, Mr. Mabelitini **moved for adjournment**, seconded by Mr. Bagi and unanimously approved. Meeting adjourned at 9:35 p.m.

TIPP CITY, MIAMI COUNTY, OHIO	RESTORATION AND ARCHITECTURAL BOARD OF REVIEW
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APPROVED: _____
Board Chairman Adam Blake

ATTEST: _____
Mrs. Kimberly Patterson - Board Secretary